

ADVISORY BOARD NAME: CITY OF SAN DIEGO PLANNING COMMISSION

1. MISSION AND DUTIES OF THE ADVISORY BOARD

i What are the Mission and Duties of the Advisory Board, as established by the Municipal Code?

The City Planning Commission shall be organized as provided by the laws of the State and have such powers and perform such duties as are prescribed by such laws. The duties of the Commission shall also include advising upon public buildings, bridges, retaining walls, approaches, park and harbor structures, the improvement of Pueblo lands and such other improvements as the Council may by ordinance determine. The Commission shall consist of seven (7) members appointed by the Mayor, subject to the confirmation of the Council. The City Engineer, and the City Attorney, or their designated representatives, shall be members ex officio, but neither of said officers shall have a vote. The members of this Commission shall serve without compensation for terms of four years and until their successors are elected and appointed and qualified.

2. ACTIONS TAKEN BY THE ADVISORY BOARD

i Please write a brief summary of the actions taken by the Advisory Board that year.

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HEARING DATE	PLANNING COMMISSION AGENDA ITEMS FOR 2021
January 28, 2021	<ul style="list-style-type: none"> • FAY & MUIRLANDS RIGHT OF WAY VACATION #545519 -CDP/Public Right of Way Vacation. • PEREZ REMODEL SDP #662163 (<i>Appeal HO decision from 12/2/2020</i>) • 2020 Standardized Report of City Boards and Commissions for 2020
February 11, 2021	<ul style="list-style-type: none"> • DEL MAR HIGHLANDS ESTATES AMENDMENT (SDP/PDP) #655778 (EXPEDITE) • CALIFORNIA THEATRE SDP/NDP/NUP/TM #657138 • BARRIO LOGAN COMMUNITY PLAN UPDATE WORKSHOP
February 25, 2021	<ul style="list-style-type: none"> • ATC USIU #658402-CUP/PDP • HOME DEPOT MISSION VALLEY #657591 SDP/NDP/ PU/EV/PROW VAC. • LUMINA II #625830 TM/NDP

March 4, 2021	<ul style="list-style-type: none"> • 32 & BROADWAY #637438 (Right of Way Vacation, TM, SDP, NDP) • MONTEZUMA RESIDENTIAL CPA INITIATION
March 18, 2021	<ul style="list-style-type: none"> • LISBON HEIGHTS #622368 NDP/TM/Easement Vac./PROW Vac. • MIRA MESA COMMUNITY PLAN UPDATE WORKSHOP
April 8, 2021	<ul style="list-style-type: none"> • 7 ELEVEN PDP #662401 PDP • PHR ELEMENTARY #670104 PDP/CDP/CUP
April 15, 2021	<ul style="list-style-type: none"> • DIGITAL LAURETTA LOFTS VTM #670610- VTM • OTAY MESA PA-61 MULTIFAMILY- Initiation • THE JUNIPERS #586670 CPA/VTM/PDP/SDP/Variance
April 29, 2021	<ul style="list-style-type: none"> • THE JUNIPERS #586670 - CPA/VTM/PDP/SDP/Variance <i>CONT. FROM 4/15</i> • PALM HOLLISTER APARTMENTS CPA INITIATION #686487 - Initiation
May 13, 2021	<ul style="list-style-type: none"> • TIJUANA CROSS-BORDER AMENDMENT #597523- CPA/PDP AMEND/TM-
May 20, 2021	<ul style="list-style-type: none"> • T-MOBILE ENCANTO CUP #672857
June 3, 2021	<ul style="list-style-type: none"> • PARKING POLICY REFORM - TRANSIT PRIORITY AREA - NON-RESIDENTIAL • ETHICS TRAINING
June 10, 2021	<ul style="list-style-type: none"> • PALM HOLLISTER APARTMENTS CPA INITIATION #686487 - Initiation • COLLEGE AREA COMMUNITY PLAN UPDATE - Workshop
June 24, 2021	<ul style="list-style-type: none"> • WESTBOURNE SMALL LOT SUBDIVISION #663879 – CDP/SDP/Tm/Easmt Vac. • PLAZA LA MEDIA NORTH #334235 • 8423 EL PASEO GRANDE CDP/SDP #661815 – (Appeal Of HO on) • BAKERY SORRENTO CANNABIS OUTLET CUP/CDP – 665588 -(Appeal of Ho On 4/28/21)
July 15, 2021	<ul style="list-style-type: none"> • EXPRESS CAR WASH SDP #658226
July 22, 2021	<ul style="list-style-type: none"> • COSTA AZUL MIXED USE #400127 CDP/SDP/PDP/VTM/EV- • DEL SOL VILLAGES CPAI – Initiation • PURE WATER PROGRAM AND THE RECLAIMED WATER PROGRAM – <i>Informational item only</i>
August 5, 2021	<ul style="list-style-type: none"> • TEEL RESIDENCE #669815 -CDP <i>Appeal of Staff Decision 6/8/21</i> • TRAILS AT CARMEL MOUNTAIN RANCH #652519- GPA/CPA, RZ/VTM/PDP/SDP/NDP Various EV'S-
September 9, 2021	<ul style="list-style-type: none"> • 2605 CAMINO DEL RIO CANNABIS OUTLET #622996 – CUP • T-Mobile Bay Point Apt #678588-CUP/PDP • MONTEZUMA ROAD #623199 - PDP/RZ/CP Amend • 1821 TORREY PINES ROAD #648590-CDP/PROW Vac • SPACES AS PLACES (TEMPORARY OUTDOOR SPACES) -Amend. Muni Code • UCSD HILLCREST STREET VACATION AND COMMUNITY PLAN AMENDMENT #651975-SV/CPA
September 23, 2021	<ul style="list-style-type: none"> • CLAIREMONT COMMUNITY PLAN UPDATE WORKSHOP – Info Only
September 30, 2021	<ul style="list-style-type: none"> • VILLA K-L #619886 NDP/CDP– Appeal of DSD 7/30/21 • AT&T KEARNY MESA -#683090 – PDP/NUP • LUMINA -#651806 TM/NDP
October 21, 2021	<ul style="list-style-type: none"> • CROWN CASTLE AZUAGA # 664136 – NDP/CUP/PDP • DEL MAR HEIGHTS SCHOOL REBUILD # 666025 – EIR – CDP/SDP/PDP/CUP
October 28, 2021	<ul style="list-style-type: none"> • 2021 CODE UPDATE

	<ul style="list-style-type: none"> • BARRIO LOGAN COMMUNITY PLAN UPDATE –<i>Spanish translation provided</i>
November 4, 2021	<ul style="list-style-type: none"> • GATEWAY CANNABIS OUTLET CUP #660383 <i>Appeal of HO 8/18/2021</i> • CLIMATE RESILIENT SD, AMENDMENT TO THE GP SAFETY ELEMENT #104495
November 18, 2021	<ul style="list-style-type: none"> • T-MOBILE CASS STREET # 595080- PDP/CUP
December 2, 2021	<ul style="list-style-type: none"> • GATEWAY CANNABIS OUTLET CUP #660383 <u>CONTINUED from 11/4/2021</u> <i>Appeal of HO 8/18/2021</i> • NIMITZ CROSSING #682499 NUP- <i>Appeal of Staff Decision 10/13/2021</i> • COX COMMUNICATION #683239 – SDP • SKYLINE/PARADISE HILLS (BRIARWOOD) CPA INITIATION – 696842
December 9, 2021	<ul style="list-style-type: none"> • AMENDMENTS TO CANNABIS OUTLET ORDINANCE 141.0504 • 929 WEST GRAPE – # 661279– CDP/TM
December 16, 2021	<ul style="list-style-type: none"> • HEALTHCARE CUP AMENDMENT– # 689937- CUP • OTN PARKING LOT - #615398 • SPRINT UPAS CONDOS # 691449 PDP/CUP • HOMES FOR ALL OF US: HOUSING ACTION PACKAGE– SDMC Amendment • CLAIREMONT SDP -#677814- SDP/TM

3. ADVISORY BOARD MEETINGS

i *What were the number of Advisory Board meetings and what were the issues discussed?*

The Planning Commission met 26 times in calendar year 2021. In the calendar year 2021, the Planning Commission considered 59 items related to land use, including: code updates, community plan updates, workshops, land development projects, and appeals from lower level decisionmakers.

4. MEETING CANCELATIONS

i *What were the number of meetings cancelled and what was the reasoning?*

One (1) meeting, August 19, 2021 of the Planning Commission was cancelled due to no items scheduled to be heard.

5. AVAILABLE OPPORTUNITIES

i *What are the number of vacant positions on the Advisory Board?*

No vacancies at this time; however, Commissioner Whalen and Commissioner Austin terms will end January 28, 2022.

6. EXPIRED MEMBERSHIP

i What are the number of members serving on expired terms?

Two members with expired terms as of January 28, 2022.

7. CONCERNS OR SUGGESTIONS TO BRING TO THE COUNCIL

i Do you have any suggestions or concerns that you would like to bring to the Council's attention?

- It would be nice to get back to in person meetings, but I also realize that safety is utmost concern and we will return when the time and circumstances allow.
- I have been very happy with Planning Commission staff and the way the meetings have been held. Staff has done a great job through difficult times. Please bring this to City Council attention.
- Can we please make sure we are not hearing two or more controversial items on the same docket? This fall we were hit with very long meetings in part because we had multiple items on the docket that had a lot of community feedback. I would like to see if we could stagger these a little better, so we are not fatigued from a meeting OR prep position. There were other meetings canceled or had very few items that could've absorbed another controversial item to alleviate the heavy load on another hearing date.
- I would still like some more information RE why a community group wasn't unanimous on its votes. I am not necessarily concerned about 1 or 2 votes against a project, but if there are 3 or more votes that voted against one, a brief summary in the staff report on the minutes or notes from that meeting and conditions or reasons why there were no votes should be provided. I think this will also make the community groups feel more heard.
- Realistically, nothing the Commission does is improved by being in person versus being on Zoom.
- There are pros and cons to returning to in-person hearings, but regardless of format we need to ensure that we are able to get the robust public comment we have received by being virtual. The number of participants who have commented that they had never been able to testify before or who were able to be at work/school/etc. while waiting to give comments proves this is critical.
- We need to continue to push for more geographic diversity on the commission.
- Return to in person meetings.
- I have been on the Planning Commission for nine months, so far, my experience on the commission has been 100% virtually. I fully understand the value of in-person meetings, however in my opinion the work done by the commission virtually has been successful.
- Once the state of emergency due to COVID-19 is lifted I think the commission should consider the use of in-person, virtual and hybrid meetings as needed based on the meeting agenda items load. This would require precise planning by staff, city attorney and the commission leadership to determine the trigger points on when different meeting formats should occur. Example:
 - August 5, 2021, meeting, start time 9:00 am - adjournment 12:53pm. This meeting consisted of two items, appeal of a staff decision and large development project. There were over 70 meeting public comments. Although this meeting was accomplished virtually, this is an excellent example for the use of an in-person meeting situation.
 - September 30, 2021, meeting start time 9:00am - adjournment 10:26am. This meeting consisted of three items, appeal of a staff decision (Project 619886), a wireless

communication facility PDP (Project 683090) and Tentative Map and Neighborhood Development Permit (Project 651806). Two items were placed on consent. There were 10 meeting public comments. Although this meeting was accomplished virtually, this is an excellent example for the use of **virtual** or **hybrid** meeting situation.

- July 15, 2021, meeting start time 9:00am adjournment 9:23am. This meeting consisted of one item, Express Car Was (Project 658226). There were no meeting public comments. This is an excellent example for the use of **virtual** meeting situation.
- Continued work on Affordable Housing policies
- I like the idea of keeping the Zoom capability even after we are back to meeting in person. It will allow for better participation for those who cannot commit the extra time for travel and parking. It should also be available for Commissioners to get greater participation there as well when someone would otherwise be away although they should be encouraged to only do so when not possible to attend in person.

8. ASSISTANCE TO THE BOARD

i Please provide an estimate of the City staff hours assisting in administering the Board.

Per the City Charter, the Planning Commission also contains two ex-officio members (City Attorney and City Engineer, or their designated representatives). These City staff members have been included below, which reflects the estimate of City staff hours assisting in administering the Board:

POSITION	ESTIMATED HOURS CY 2021
City Attorney (Ex-Officio Members)	78
City Engineer (Ex-Officio Members)	80
Development Services Department/Planning Department – Management Support	400
Legislative and Administrative support	2,140

9. VOLUNTEER HOURS

i Please provide an estimate of the volunteer hours by commissioners.

The Planning Commissioners hours range from 150 to 250 each. Total hours estimated for the entire Planning Commission Board for the 2021 year is 1,361.

ADVISORY BOARD ACTIVITIES

Please provide 4-5 pictures of the Advisory Board Activities

PDF Files	Title of Activity	Date of Event
 PC mtg of 11-18-21.pdf	Planning Commission Zoom Meeting	November 18, 2021
 PC mtg of 12-2-21.pdf	Planning Commission Zoom Meeting	December 2, 2021
 PC mtg of 12-9-21.pdf	Planning Commission Zoom Meeting	December 9, 2021
 PC mtg of 12-16-21.pdf	Planning Commission Zoom Meeting	December 16, 2021